

HANOVER PLANNING BOARD



JANUARY 8TH, 2007

MINUTES OF MEETING

At 6:48 P.M., the Chairman Peter Moll called to order the January 8, 2007 meeting of the Hanover Planning Board. Board members Peter Moll, Maryann Brugnoli, Rich DeLuca, Steve Rusko and Gary Hendershot were present. Associate member Anthony Losordo was also present. Town Planner, Andrew Port was absent. Associate member Bernie Campbell was absent. The Board reviewed the minutes of the December 11, 2006 meeting. Maryann motioned to accept the minutes as amended. Gary seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

Morse Farm Estates – PB07-3C

The Chairman opened the continued hearing at 7:00 p.m. Gary read a memo from Captain Barbara Stone of the Fire Department. The Chairman asked to waive the reading of a memo from DPW Superintendent Victor Diniak due to its length. Deb Keller of McKenzie Engineering was present and went over the newest plans briefly. Dave Nyman of ENSR was also present. The Board went over Dave's comments and asked him to elaborate on any outstanding issues. They then went over comments made by the Town Planner and discussed these with the applicant and their engineer. The Board was comfortable with following the recommendations of Victor Diniak and allowing the developer to carry the cape cod berm out to Whiting Street instead of requiring them to use sloped granite curbing. The developer is in contact with FEMA to try to change the location of the flood plane in the area. They told the Board that they are confident that they will get the approval they are hoping for but that they can not be sure until they get the final word from FEMA which they anticipate should be coming within a few months. The applicant, Jim O'Brien discussed the possibility of causing the Barr's property to become more non-conforming once the street is built which would cause Mr. Barr's property to have frontage on two roads. The garage on Mr. Barr's property may become non-conforming because of the setback provision in the zoning Bylaws. The Board told Mr. O'Brien and Mr. Barr that they would have the Town Planner research the situation further. Brad Barr, an abutter to the property was present and expressed some concern about the location of the road and the possibility of it creating a flooding problem on his property. Dave Nyman told the Board that the developer showed a cross culvert on the plans in the area of Mr. Barr's property that he felt would be sufficient to prevent any ponding of water in that area. Maryann made a motion to continue the hearing until February 26, 2007 at 8:00 p.m. Rich seconded the motion and it was so voted unanimously.

Village Commons VPUD – PB07-15SP and Village Park VPUD – PB07-16SP

Both of these hearings were rescheduled to January 22, 2007 at 8:00 p.m. due to a defect in the legal notice at the Patriot Ledger.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Chairman endorsed the decisions for PB07-6SP – Site Plan for YMCA, PB07-8LSP- Limited Site Plan for 1363 Washington Street, and PB07-10RL – Retreat Lot for 246 Hanover Street. The twenty day appeal period had elapsed on all three decisions.

The Board discussed a request from Phil Johnson of Leonard Development for a minor modification to the River Path Subdivision (Special Condition 21) to allow a six foot (6') wide trail. The Board determined that this was in accordance with both the Conservation Commission and the North River Commission's recommendations. Maryann made the motion to approve the modification. Rich seconded the motion and it was so voted unanimously. All other aspects of special condition and the original decision will remain as originally approved.

The Board endorsed the contract renewal for ENSR to provide Consulting Engineering Review Services for the Planning Board.

The Board endorsed vouchers to refund donations collected for the upcoming Master Plan Youth Art Contest to the donors. The funds could not be accepted by the Selectmen.

APPOINTMENTS

The Board met with representatives of the Walnut Creek PRDS to continue the discussion of the issue of a driveway at unit 41. Brian Porter, Project Manager for Brophy and Philips, the Walnut Creek development company, was present and showed the Board his plan for designating 2 spaces at unit 27 for the use of unit 41. The Board discussed the other possibilities to rectify the situation would be to tear down a garage at an adjacent unit to make room for the vehicles at unit 41, or to designate spaces in another part of the development to be used by unit 41 occupants. They discussed the safety issues that could be of concern if the car is parked in the roadway at unit 41. The Board felt that the issue could best be resolved by designating 2 spaces at the unit across the street for the use of unit 41. Rich suggested putting some kind of signage at unit 41 to prohibit parking in the driveway area and blocking the sidewalk. Rich suggested imposing a fee on the applicant to cover the time spent on further review by the Board and the Town Planner. The Board told Mr. Porter that he would need to get a revised site plan to the Board as soon as possible and that he would need an as-built in CAD format. They told him that they would not release any bond amounts until the as-builts and CAD format drawings were delivered to the Planning Board. They also suggested that the developer look into striping the area in front of unit 41 to indicate the parking problem. The developer agreed to get a new set of plans together and will get them to the Board as soon as possible. The Board will schedule a meeting with them again after the plans are received.

OTHER BUSINESS

The Board discussed a request from Kenneth Ekstrom of Ducts, Inc. for a Limited Site Plan Review for property at 149 King Street. Mr. Ekstrom wants to use the current Cri-Tech rubber making facility for a sheet metal manufacturing/HVAC facility. He asked that the Board waive the fees and the Consultant Review Fund. Rich made a motion to grant the Limited Site Plan Review and waive the fees but retain the right to require a Consultant Review Fee if they felt a review by ENSR was necessary. Gary seconded the motion and it was so voted unanimously. They set a date of March 12, 2007 at 8:00 p.m. for the hearing.

Maryann motioned to adjourn at 8:45 p.m. Steve seconded the motion and it was so voted unanimously.

Meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Margaret Hoffman

PLANNING BOARD SECRETARY